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Redevelopment Board Minutes 03/08/2004

Arlington Redevelopment Board
Meeting of March 8, 2004

Members Present: Roly Chaput
Nora Mann
Ed Tsoi
Barry Faulkner

Also Present: Kevin J. O'Brien, Secretary ex officio, ARB
Laura Wiener, Director of Housing

At 7:30 Ed Tsoi called the meeting to order and opened the hearing on special permit application of the Permanent Town Building Committee to build a new Dallin School. He recognized John Cole of the Permanent Town Building Committee, who explained that the Committee expected to get funding at Town Meeting and be able to begin construction in the fall. The Board made suggestions about how to improve the exterior lighting on the building and how to make the signage more prominent. When asked about Leadership in Energy and Environmental Design (LEED) certification, the architect replied that they had done most things needed for silver certification but that the remaining items were cost prohibitive.

The Board voted on a motion by Nora Mann, seconded by Barry Faulkner, that the proposal meets the requirements of Zoning: 4-0 in favor.

At 8:20 Ed Tsoi announced the continuation of the public hearing on 19R Park Avenue and explained that the applicant had requested that the session be a workshop session. Richard Keshian introduced the developers Edward Hovseppian and George Gately and architect, Ken Larson, who suggested some changes to the design that had been presented at the previous session. They had removed the two family house at the corner of Park Ave. and Lowell St. and had added a pitched roof to the main building which removed two more units. The removal of the two-family house allows there to be entrance and exit from the site on Lowell St.

In response to a question from Barry Faulkner, Richard Keshian replied that the future development of the land on the corner of Park Ave and Lowell St. could be prohibited by the terms of the special permit.

Ed Tsoi pointed out that he thought the parking spaces on the corner of Park Ave. and Lowell St. did not provide an inviting entrance. He also asked that they consider a single size garage door on the condominium building because that end of the building is the front view. The Board continued the hearing to March 29 at 9:00 P.M.

Richard Keshian asked if the permit for the development at 980 Mass. Ave. could be extended. It was decided to postpone consideration until it could be put on the agenda for a future meeting.

At 9:30 the Housing Authority called their meeting to order in order that the two boards could discuss affordable housing in Arlington. Frank Hurd introduced the Authority's proposal which would have the ARB give the Housing Authority the right of first refusal on affordable units that are created by inclusionary zoning. The Authority would then rent the units to income eligible people by means of Section 8 Certificates, which the Authority controls. John Griffin stated that the Authority wants to increase the number of units that it owns. Pat Worden explained that the Housing Authority was interested in obtaining some of the affordable housing units created by the Town's inclusionary bylaw. She indicated that the Authority would like to have the right of first refusal when units are created and could give Arlington residents preference in obtaining these units.

The Board asked about the various warrant articles that were submitted for the upcoming Town Meeting regarding this issue. The Board was of the opinion that no change in the bylaw was needed to make the units available to the Housing Authority. The Authority replied that it now agreed with that position and added that it did not support the articles submitted by Chick Abbott as

an individual.

Ed Tsoi asked how many units the Housing Authority could handle and the reply was approximately three. The Board suggested that the two boards work together and the Board could consider the Housing Authority's request when units are created.

Roland Chaput moved acceptance of the minutes from April 14, 21, 28, May 5, 12, 19, June 4, 9, 16, 23, 30, 2003; it was seconded by Nora Mann and passed by a vote of 4-0.

Nora Mann then moved to enter Executive Session to discuss ongoing negotiations with E.A. Fish Associates regarding the purchase of the Symmes Hospital site. The motion was seconded by Ed Tsoi; and Kevin O'Brien polled the Board,. Barry Faulkner- yes, Ed Tsoi – yes, Nora Mann – yes, Roland Chaput – yes

Following the executive session, the meeting adjourned at 10:55

Respectfully submitted,
Kevin O'Brien

Executive Session, March 8, 2004

Nora Mann then moved to enter Executive Session to discuss ongoing negotiations with E.A. Fish Associates regarding the purchase of the Symmes Hospital site since the discussion if held in open session would affect the value of Town land. The motion was seconded by Ed Tsoi and Kevin O'Brien polled the Board,. Barry Faulkner- yes, Ed Tsoi – yes, Nora Mann – yes, Roland Chaput – yes.

Kevin O'Brien reported on the current state of the negotiations, indicating that A.E. Fish had been put on notice at the start that we expected a better financial offer, but we had not made a specific request. He explained that the negotiations were slowed significantly because of the difficulty of arranging access to the site so that Fish Associates could conduct borings to further its design process. Barry Faulkner indicated that he would prefer to obtain more affordable housing units than more money. Nora Mann thought we should ask for both more money and more units. Ed Tsoi asked that we have our financial consultant provide justification for the request for more funds. The Board asked that Joe Tulimieri and Jeff Mullan attend our next meeting in order that they could hear and discuss the Board's priorities.

Nora Mann moved and Barry Faulkner seconded that the Board close the Executive Session. Kevin O'Brien polled the Board, Barry Faulkner- yes, Ed Tsoi – yes, Nora Mann – yes, Roland Chaput – yes.